

VICINITY MAP
NOT TO SCALE

1. WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the Impact Fee Ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

2. UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3. SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a site grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a site drainage study will be required before any permit is issued. The current owner will inform each buyer of the same.

4. BUILDING PERMITS

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

5. CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or plated water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

6. SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards."

7. COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

8. TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

9. P.R.V.'S REQUIRED

Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

10. PARKWAY PERMIT

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

11. PRIVATE MAINTENANCE NOTE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

NOTES:

Basis of Bearings: The east line of Nursery Lane (N 00° 07' 47" W) per State Plane Coordinates, Texas North Central Zone, NAD 83 (2011) EPOCH 2010.00 Based on Real-Time Kinematic Observations utilizing Western Data Systems Virtual Reference Network.

Controlling Monuments: As shown.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	LOT LINE
---	ABSTRACT LINE
YCI	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
YCI	1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND
IRF	IRON ROD FOUND
CMS / CMF	CHISELED "Y" SET / FOUND
MNF	MAG NAIL FOUND
PKF	PK NAIL FOUND
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TX
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TX

Whereas, FORT GROWTH CAPITAL PARTNERS, LP is the sole owner of a tract of land situated in the Isaac Schoonover Survey, Abstract No. 1403, City of Fort Worth, Tarrant County, Texas, as conveyed by Special Warranty Deeds recorded in Instrument No.s D215066253 and D215058751, Official Public Records, Tarrant County, Texas, being part of Block 13, River-Crest Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 310, Page 92, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found for corner at the intersection of the south line of White Settlement Road (70' right-of-way) and the east line of Nursery Lane (variable width right-of-way), said nail being in the west line of said Block 13, in the east line of the B.D. Alford Survey, Abstract No. 37, in the west line of the said Isaac Schoonover Survey and 35.00 feet southerly from the northwest corner of said Isaac Schoonover Survey and said Block 13, being the northwest corner of said Fort Growth Partners tract (D215058751);

THENCE South 89° 50' 55" East along the south line of said White Settlement Road, passing at a distance of 12.50 feet a iron rod with yellow plastic cap stamped "LANDES AND ASSOC." (D215058751), continuing a total distance of 188.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner in the east line of said Block 13, said rod being the northwest corner of Block 14-R-1, River Crest Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 388-4, Page 455, Plat Records, Tarrant County, Texas and the northeast corner of said Fort Growth Partners tract (D215058751);

THENCE South 00° 07' 44" East, departing the south line of White Settlement Road and along the common line between said Block 13 and said Block 14-R-1, passing at a distance of 177.00 feet the east common corner between said Fort Growth Partners tract (D215058751) and said Fort Growth Partners tract (D215066253), from which a 1/2" iron rod found bears North 35° 29' 00" East a distance of 2.84 feet, continuing a total distance of 294.02 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner, said rod being the southeast corner of said Fort Growth Partners tract (D215066253) and the northeast corner of a tract of land conveyed to Martin Garcia by Special Warranty Deed with Vendor's Lien recorded in Instrument Number D198076050, Deed Records, Tarrant County, Texas, from which a 1/2" iron rod found bears North 88° 03' 21" West a distance of 1.13 feet;

THENCE North 89° 50' 55" West, departing said common line and along the common line between said Garcia tract and said Fort Growth Partners tract (D215066253), a distance of 188.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner on the east line of said Nursery Lane, said rod being the southwest corner of said Garcia Partners tract (D215066253) and the northeast corner of said Garcia tract;

THENCE North 00° 07' 44" West along the east line of said Nursery Lane, passing at a distance of 123.02 feet a PK nail found (D215058751) (D215066253) being the west common corner between said Growth Partners tracts, continuing a total distance of 294.02 feet to the **POINT OF BEGINNING**, containing 55,275 square feet or 1.2689 acres more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FORT GROWTH CAPITAL PARTNERS, LP, does hereby adopt this record plat designating the herein described property as **RIVER-CREST ADDITION, LOTS 1 & 2, BLOCK 13**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The water and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies for each particular use. The maintenance of paving on the water and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of City of Fort Worth utilities using or desiring to use same. All, and any City of Fort Worth utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all City of Fort Worth utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any City of Fort Worth utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth.

WITNESS my hand at Dallas, Texas, this the 12 day of February, 2016.

Signature: Chris Powers, Managing Partner
Fort Growth Partners, LP

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared, Chris Powers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 12 day of February, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT §

That I, Dale R. White, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my supervision in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

Dated this 9TH day of FEBRUARY, 2016.

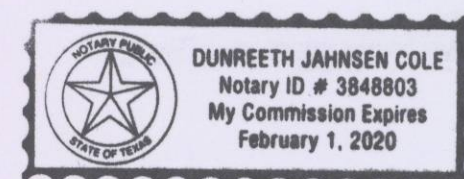
Dale R. White R.P.L.S. No. 4762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 9th day of February, 2016

Notary Public in and for the State of Texas



FORT WORTH	
CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS	
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.	
Plat Approval Date: <u>2/19/2016</u>	
By: <u>Donald R. Brown</u>	Chairman
By: <u>Dana S. B. B.</u>	Secretary

FINAL PLAT RIVER-CREST ADDITION LOTS 1 & 2, BLOCK 13

BEING A REPLAT

OF PART OF

BLOCK 13

RIVER-CREST ADDITION

AS RECORDED IN VOLUME 310, PAGE 92, P.R.T.C.T.

IN THE

ISAAC SCHOONOVER SURVEY, ABSTRACT NO. 1403
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SCALE: 1" = 40'

DATE: September 16, 2015

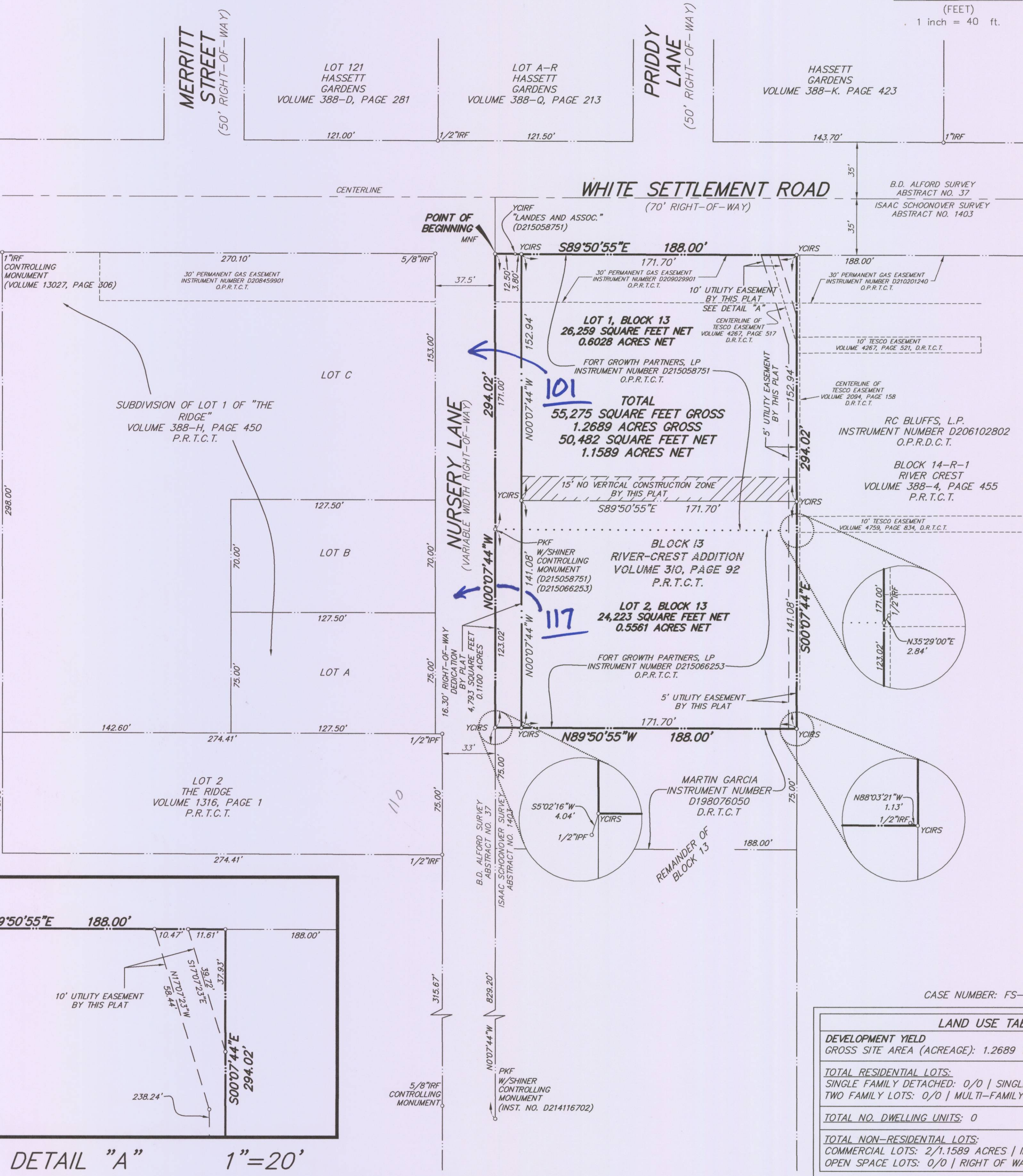
OWNER:

RAYMOND L. GOODSON JR., INC.
5445 LA SIERRA, STE 300, LB 17
DALLAS, TX. 75231-4138
214-739-8100
rlg@rlginc.com
TX REG #F-493
TBPLS REG #100341-00

SURVEYOR:

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RECORDED INST. 02/19/2016 021603384 JOB NO. 15912 E-FILE 15912FP.dwg DWG NO. 26,228W



DETAIL "A" 1"=20'